



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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December 12, 2005

IN REPLY PLEASE  
REFER TO FILE: LD-0

TO: Each Supervisor

FROM: Donald L. Wolfe  
Director of Public Works

### **BOARD AGENDA ITEM NO. 38, DECEMBER 13, 2005 RESOLUTION FOR THE FORMATION OF THE NEWHALL RANCH SANITATION DISTRICT**

Board Agenda Item No. 38 is a request to adopt a Resolution that will enable the Local Agency Formation Commission for Los Angeles County (LAFCO) to initiate proceedings for the formation of a County sanitation district for Newhall Ranch Development in unincorporated County territory, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

This action was predicated by the certification of the Newhall Ranch Environmental Impact Report, certified by your Board on March 23, 1999, and May 27, 2003, which contained a mitigation measure requiring formation of a County sanitation district for the Newhall Ranch Specific Plan area. Formation of a new County sanitation district in the Newhall Ranch area is necessary to provide sewer services to the developing area as well as maintaining a water reclamation plant as specified in the Newhall Ranch Specific Plan.

The Newhall Ranch Specific Plan sets forth the general parameters for development of Newhall Ranch, including the following land uses: 20,885 dwelling units, 423 second units, 629 acres of mixed-use development, 67 acres of commercial uses, 249 acres of business park land uses, 37 acres of visitor-serving uses, 1,010 acres of open area, 5,159 acres of special management areas, 50 acres of neighborhood parks, a 15-acre lake, a public trail system, an 18-hole golf course, 2 fire stations, 1 public library, 1 electrical substation, the reservation of 7 school sites, a 6.8 million gallon per day Water Reclamation Plant, and related community facilities.

The proposed formation of the Newhall Ranch Sanitation District requires that the Resolution be submitted to LAFCO along with an application and a plan for providing services within the affected territory prepared in compliance with California Government Code Section 56653(b).

Upon adoption by your Board, the Resolution will be submitted to LAFCO with an application and a plan for providing services within the affected area requesting LAFCO to initiate proceedings for the formation of the district. LAFCO will hold a public hearing to consider the proposal, hear protests, make determinations, and set terms and conditions regarding the district formation. If there is not a majority protest, LAFCO may call for an election on the question of formation of the district.

It is proposed that your Board will be the governing body of the Newhall Ranch Sanitation District once approved by a majority of voters within the District, should an election be called, and upon approval by LAFCO as authorized by California Health and Safety Code Section 4700 *et seq.*

As a condition of formation, the District will be required to apply to the Santa Clarita Valley Sanitation District to become a party to the joint administration Agreement of the County sanitation districts and to enter into a separate agreement with the Santa Clarita Valley Sanitation District, which agreements will provide for the construction, operation, maintenance, and funding of the wastewater management facilities for the Newhall Ranch Specific Plan area.

Upon the formation of the Newhall Ranch Sanitation District of Los Angeles County, it is anticipated that the operation and maintenance of the District and its facilities would be funded through the imposition of service charges, which would be collected on the tax roll, and construction of the facilities would be financed by connection fees.

The Board, as governing body of the District, will be authorized to prescribe service charges, fees, assessments, and/or taxes upon the property within the District as the District may legally impose. Any fees, charges, assessments, or taxes for the District may be collected by the County of Los Angeles Treasurer and Tax Collector in the same manner as ad valorem property taxes to the extent authorized by law.

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cc: Chief Administrative Office  
Executive Office